

AGENDA
FLATHEAD COUNTY PLANNING BOARD

The Flathead County Planning Board will meet on
Wednesday, May 10, 2023 beginning at **6:00 P.M.**
in the 2nd floor conference of the South Campus Building, 40 11th Street West, Suite 200, Kalispell, Montana.

Please note agenda items are subject to change without notice.

THE AGENDA FOR THE MEETING WILL BE:

- A. Call to order and roll call**
- B. Pledge of Allegiance**
- C. Approval of the April 12, 2023 meeting minutes**
- D. Public comment on public matters that is within the jurisdiction of the Planning Board (2-3-103 M.C.A.)**
- E. Board members disclose any conflict of interests**
- F. Public Hearings: The Flathead County Planning Board will hold a public hearing on the following agenda item. Following the hearing and Board discussion, the Board may make a recommendation to the Board of County Commissioners for final action:**
 - 1. FZC-23-05** A zone change request from Location Acquisitions LLC, with technical assistance from KLJ Engineering, for property within the Two Bridges Zoning District. The proposal would change the zoning on parcels located at 7200 & 7240 Highway 2 East near Columbia Falls, MT from SAG-10 (Suburban Agricultural) to R-1 (Suburban Residential). The total acreage involved in the request is approximately 113.05 acres. **WE RECEIVED A REVISED APPLICATION FOR THIS ZONE CHANGE. THIS MATTER WILL NOW BE HEARD AT THE JUNE 14, 2023, PLANNING BOARD MEETING.**
 - 2. FZC-22-01** A zone change request from Whitefish Land Surveying, on behalf of Conor & Stephanie Watson for property within the Prairie View Zoning District. The proposal would change the zoning on property located at 1411 Prairie View Road near Whitefish, MT from SAG-10 (Suburban Agricultural) to SAG-5 (Suburban Agricultural). The total acreage involved is approximately 10.025 acres that can legally be described as follows: That portion of the North one-half of the Southwest one-quarter of the Northwest one-quarter (N½SW¼NW¼) of Section 36, Township 30 North, Range 22 West, P.M.M., Flathead County, Montana. Known as Tract 1 of Certificate of Survey No. 11713.
 - 3. FLV-23-01** A request from Dr. Mark Lorang, on behalf of Gary W. Cockrell Revocable Trust for a major lakeshore variance to the fill standards of the Flathead County Lake and Lakeshore Protection Regulations (FCLR), specifically Sections 4.3F(2)(h) (2), (4), (5), and (6). The applicant is seeking to place approximately 336 cubic yards of gravel fill to create a dynamic equilibrium gravel beach within the lakeshore protection zone (LPZ) of Flathead Lake. The property is located at 664 Lutheran Camp Road, Lakeside, MT and has approximately 100 feet of shoreline.
 - 4. FZC-23-06** A zone change request from Richard M. Plumb Jr. and Kathleen L. Ament, for properties within the Evergreen Zoning District. The proposal would change the zoning on three (3) parcels located along Helena Flats Road and Solberg Drive in Kalispell, MT from R-2 (One-Family Limited Residential) to R-5 (Two-Family Residential). The total acreage involved in the request is approximately 2.35 acres
 - 5. FZC-23-07** A zone change request from Sands Surveying, Inc. on behalf of Victor Workman, for property within the Highway 93 North Zoning District. The proposal would change the zoning on a parcel of land located at 1200 S. Wintercrest Drive, Kalispell, MT from SAG-10 (Suburban Agricultural) to R-2.5 (Rural Residential). The total acreage involved in the request is approximately 5.01 acres
 - 6. FPP-23-02** A request from Tri-Ventures LLC, with technical assistance from KLJ Engineering and Impact Design, for preliminary plat approval of McGregor Ridge Subdivision, a proposal to create thirteen (13) residential lots and common areas on 75.12 acres. The proposed lots would be served by individual septic systems and individual wells. The property is located along Lost Prairie Road in Marion, MT
 - 7. FPP-23-05** A request from TD&H Engineering, on behalf of 5150 Hwy 93S, LLC, for preliminary plat approval of Eagle Run Subdivision, a proposal to create six (6) residential lots on 36.505 acres. The proposed lots would be served by individual septic systems and shared wells. The property is located at 5150 Highway 93 S. near Whitefish, MT
- G. Old Business**
- H. New Business**
- I. Adjournment**

***Regular meetings may be concluded at 11:00 P.M., at the discretion of the Chair.*

*Any agenda item not considered prior to 11:00 P.M. will be rescheduled to the next regularly scheduled meeting***

All decisions made by the Planning Board are considered recommendations and will be forwarded to the Board of County Commissioners for final action. Please check the County Commissioners page of the County website, flathead.mt.gov/commissioner/or contact the Commissioners' office at 758-5503, for the scheduled date and time of a particular item.

Persons with a disability may request a reasonable accommodation by contacting the Flathead County Planning & Zoning Office at 406-751-8200 or TTY (800) 335-7592, or call Montana Relay at 711. Requests should be made as early as possible to allow time to arrange the accommodation.